

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for September 17, 2003 PLANNING COMMISSION MEETING

P.A.S.: Annexation #97007

PROPOSAL: Application for annexation by the Director of Planning

LOCATION: West Van Dorn Street and South Folsom Street

LAND AREA: Approximately 503.6 acres.

CONCLUSION: This annexation proposal is in conformance with the Comprehensive Plan for the following reasons:

- It meets the annexation policies of the Plan;
- The area to be annexed is within the future service limit;
- The area to be annexed is contiguous to the city;
- The area to be annexed is generally urban in character.

<u>RECOMMENDATION:</u>	Find that this request is in conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-4 and 6-10, Burnham Subdivision; Lots 1 and 2, a Corrected Plat of Burnham First Addition; Lot 2, Frisbie Subdivision; Lots 6-9, Block 2, Park Ridge Heights Replat; Lot 8, Block 2, Park Ridge Heights; Lots 1-4, Block 1, Lots 1-5, Block 2, Lots 1-10, Block 3 and Outlots A, B, C and D, Lowes Addition; Lots 1 and 2 Lincoln Park Sub First Addition; Lots 1-19 and Lots 21-38, Lincoln Park Subdivision; Lots 3, 11, 25, 29, 35, 39, 46, 55, 56, 61, 62, 77, 86, 92, 94, 95, 96, 97, 98, 104, 105, 106, 107, 108, 109, 111, 112, 113, 116, 117, 118, 119, 121, 123, 124, 125, 126, 127, 128, 129, 134, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 154, 155, 156, 157, 165, 166, 175, 180, 183, 185, 188 I.T., located in Section 3-9-6; and the East 1525 feet of the NW 1/4 of Section 3-9-6; and; Lots 1-19, Teala's Addition and Lots 14 and 92, the remaining portions of Lots 113, 115, 119, 120, 121, 122, 123, 124, 125, 153, 155, 157, 162, 165, 179, 180, 182, 210, 211, 217, 218, 220 I.T., located in the South half of Section 34-10-6, Lancaster County, Nebraska, generally located at W. Van Dorn Street and S. Folsom Street.

EXISTING ZONING: P Public; AG Agriculture; R-3 Residential; H-3 Highway Commercial; H-4 General Commercial; I-1 Industrial.

EXISTING LAND USE: The area proposed for annexation is developed with open space, residential, institutional, public safety, commercial and industrial uses and also includes the U.S. Highway 77/Van Dorn

Street interchange. This includes the Regional Center, Yankee Hill School, Southwest Rural Fire Station, seven commercial properties, five industrial properties, 107 single-family residences, and eight duplexes.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F27 - The proposed annexation is within the City's Future Service Limit.

The Comprehensive Plan's Annexation Policy is found on pages F-154 and 155 of the 2025 Comprehensive Plan. Some relevant excerpts are as follows:

- Page F154**
- The provision of municipal services shall coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary water services) beyond the corporate limits of the City.
 - The extension of water and sanitary sewer services shall be predicated upon annexation of the area by the City. City annexation shall occur before any property is provided with water, sanitary sewer, or other potential City services.
 - Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed; land which is contiguous to the City and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
 - Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.

SPECIFIC INFORMATION:

UTILITIES & SERVICES:

Sanitary Sewer: Public Works notes that the area within the boundary of the proposed annexation can be served with City sanitary sewer service. Currently, most developed properties south of West Van Dorn Street are already connected to city sewer. The sewer lines exist in West Van Dorn Street, Southwest 6th Street, West High Street, West Calvert Street, West Stockwell Street, and West Burnham Street, and were originally built by a Sanitary and Improvement District decades ago. The City has since assumed ownership of the sewer lines in this area as well as maintenance responsibility.

Water: The area proposed for annexation is not currently served by city water. However, the City is constructing a 30" water main that extends west along West Van Dorn Street to South Coddington Avenue. This will allow for a 16" main to be built along South Folsom Street to

serve the Nebraska Regional Center. Additional lines could then be extended along the surrounding local streets from this 16" line to allow for service to the other properties in the area.

Roads: South Folsom Street and West Van Dorn Street are arterial streets and are paved, but do not meet current city street design standards. The remaining local streets in the area are not paved.

Fire Protection: The area is currently served by the Southwest Rural Fire District. If annexed, fire protection would become the responsibility of the Lincoln Fire Department. It is anticipated that the first responders would be from Stations #8 (South 17th & Van Dorn Streets) and #13 (South Coddington Avenue and West A Street).

ANALYSIS:

1. Annexation policy of the Comprehensive Plan:

-To not extend water and sanitary sewer services beyond the city limits. Annexation shall occur before any property is provided water, sanitary sewer, and other city services.

This area is served with sanitary sewer and will be provided with water service to the Regional Center.

-Land which is contiguous and generally urban in character may be annexed.

The area is contiguous and urban in character.

- Annexation generally implies the opportunity to access all City services.

The area is within the future service limits.

- Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city."

2. Most all properties in this area are already connected to city sewer, contrary to the City' policy of not extending sewer service beyond the city limit. The annexation boundary is drawn to include both those areas that are already connected, and those not connected but that can be served. Because annexation implies access to all municipal services including sewer and water, properties that cannot be served were excluded. This is why the boundary is irregular, and why it excludes specific properties such as

the last two homes at the south end of South Folsom Street, or the repair shop at the west edge of the boundary on West Van Dorn Street. Those properties cannot be served by the gravity-fed sewer system.

Any property not connected to city sewer after annexation but within 300' of a sewer line will be required to connect. The owner would be also responsible for the sewer impact fee based upon the size of the water meter.

3. The Regional Center is served by a well that also serves 14 other properties in the area, thus making it a public water system. The State was notified that the water from this system exceeded Federal standards for safe drinking water. Faced with the choice of either upgrading that system or finding another water source, the State has requested to be connected to the City's system. A copy of the letter sent by the State to its water customers notifying them of the State's intent to connect to city water is attached. The State is entering into an annexation agreement with the city.
4. The Regional Center was informed that connection to the city water system required annexation. The attached annexation map shows the city limit being extended south from South Street across the U.S. Highway 77/West Van Dorn Street interchange to encompass the State property. Annexation has no impact upon land or right-of-way controlled by either the State or Federal Governments as those entities are exempt from local regulation and taxation.
5. The 30" water main being installed in West Van Dorn Street will connect to an existing main at South Coddington Avenue and will provide a "looped" system. That is, a system being supplied by water from two directions. This is desirable in the event that water mains must be closed for maintenance. A 16" main will be extended off the 30" main along South Folsom Street to West Calvert Street to serve the Regional Center.
6. Once the 16" line is in place to serve the Regional Center, it can be tapped and extended to serve any property within the annexation boundary with city water. If a water district were formed to extend mains throughout the area, the additional lines could be built and the 16" main in South Folsom could be extended. Any property adjacent to a water main 12" in size or less will be assessed a fee based upon front-footage to offset the cost; those adjacent to the 16" main in South Folsom Street are exempt from an assessment. This is because mains over 12" in size are funded by impact fees, mains 12" and under are not. All water users would be charged tap fees and impact fees based upon the size of the water meter. A handout summarizing the applicable costs, including sewer connection fees and property tax rates is attached to this report.

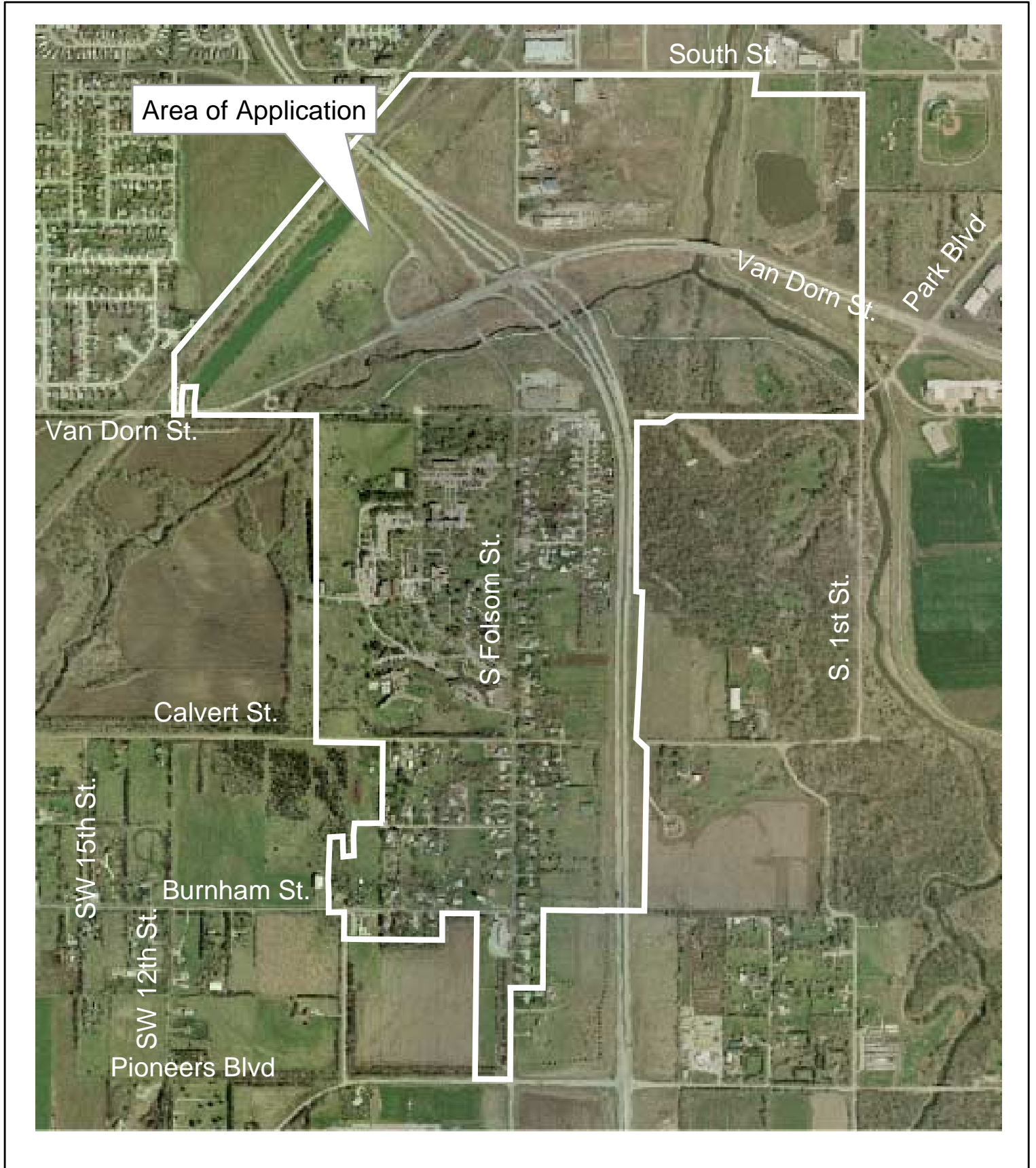
7. Any property owner with a well may continue to use the well after annexation regardless of if they connect to the city water system or not. Owners wishing to continue using private wells must apply for a bi-annual permit. The fee for the permit includes annual inspections conducted by the Health Department.
8. Public facilities within the annexation boundary include the Regional Center, the Southwest Rural Fire Station, and Yankee Hill Program School. The impact upon these entities varies. The State is exempt from local regulation and annexation will have no impact. Likewise with the school. The Southwest Rural Fire District assesses a tax to properties within the fire district. If the annexation is approved, the City will assume the District's duties and the District will no longer receive revenue from those annexed properties. If the City determines that it is not feasible to provide public safety services to the area, the City can enter into an interlocal agreement with outside agencies, including the Southwest Rural Fire District, to ensure all services are provided.
9. Upon annexation, the rate used to assess property taxes will increase from .01882693 to .0202742. The difference on a \$100,000 home would be \$144. The change in the tax rate is not as great as some annexations because the area within the proposed boundary is already within the Lincoln Public School District.
10. Staff has attended several neighborhood meetings with area residents over the past several years to discuss the issue of annexation. Most recently, meetings were held October 2, 2002, and August 27, 2003. A copy of the letter sent to all affected property owners notifying them of the most recent meeting is attached.

Prepared by:

Brian Will
Planner
September 3, 2003

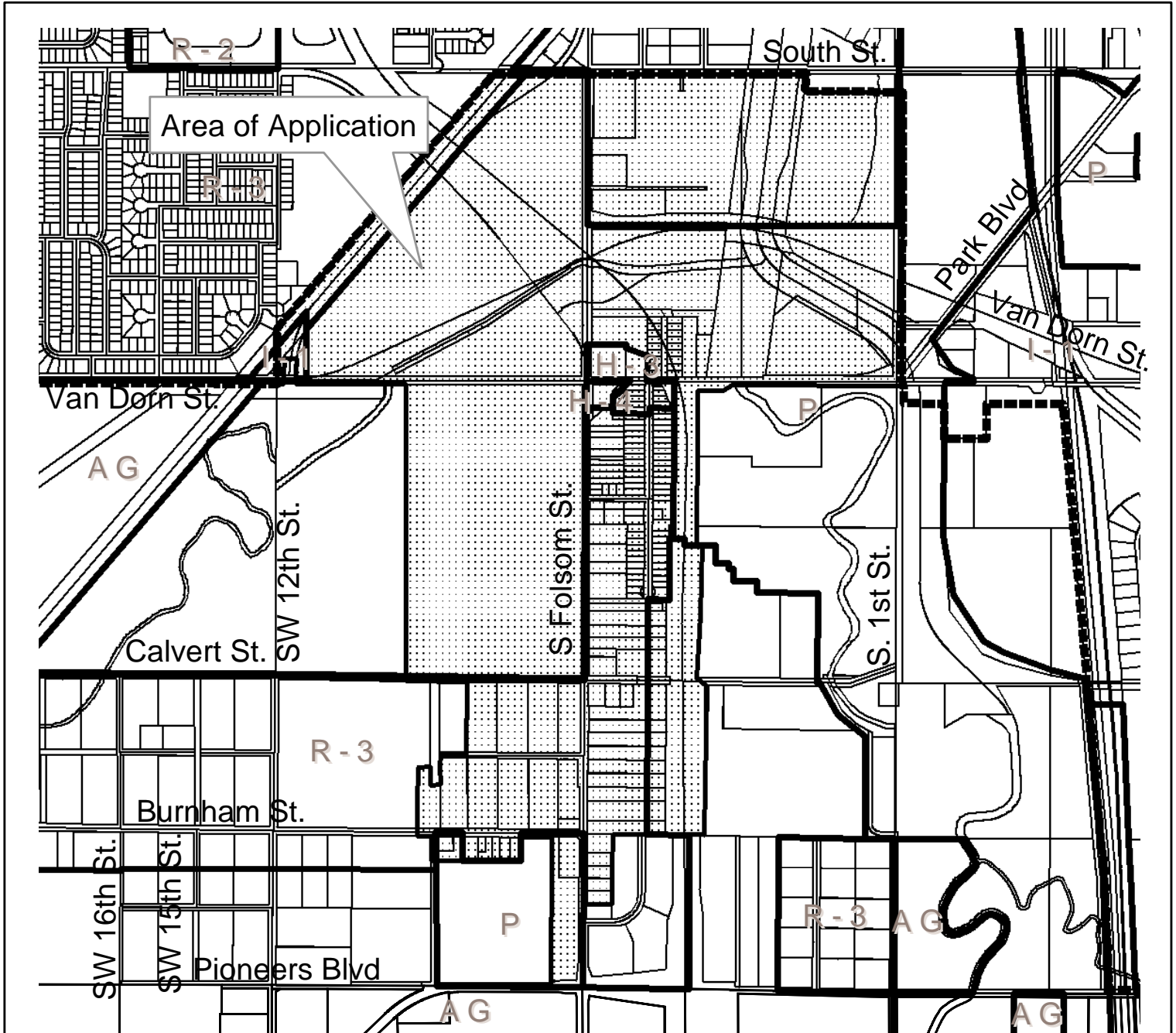
APPLICANT: Marvin S. Krout
Director of Planning
555 S. 10th Street
Lincoln, NE 68508
(402) 441-7491

CONTACT: Brian Will
Planner
555 South 10th Street
Planning Department
(402) 441-6362



Annexation #97007
S. Folsom & W. Calvert St.
Yankee Hill



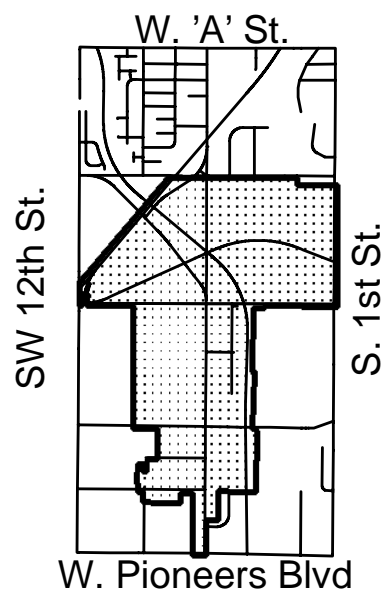
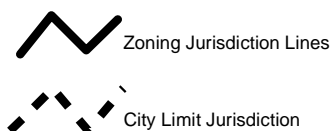


Annexation #97007 **S. Folsom & W. Calvert St.** **Yankee Hill**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

Two Square Mile
 Sec. 3 T09N R6E
 Sec. 34 T10N R6E



Yankee Hill Annexation

COSTS FOR WATER SERVICE:

Example #1 - A new 16 inch water main is built along an **arterial street** such as Folsom Street. Individual property owner requests a permit to tap into the adjacent water main. Individual is charged both water impact fees. Currently, the individual could not be assessed the construction cost of the water main because main it is over 12 inches in size.

	<u>3/4 Inch Meter</u>	<u>1 Inch Meter</u>
a. Water Distribution impact fee	\$287.00	\$478.33
b. Water System Impact Fee	\$463.00	\$771.67
c. Water Tap Fee	\$338.00	\$396.00
d. Assessment for main	\$0	\$0

Example #2 - A new 6 inch water main is built in a **residential street**, such as West Calvert, West Burnham, West Stockwell, West High Street or Southwest 6th Street. When an individual property owner requests a permit to tap into the adjacent water main there will be a charge for both water impact fees. In addition, after construction of the main, the individual is assessed a portion of the cost of the 6 inch water main. Currently, only water mains over 12 inches in size will be funded by impact fees rather than by assessment.

	<u>3/4 Inch Meter</u>	<u>1 Inch Meter</u>
a. Water Distribution impact fee	\$287.00	\$478.33
b. Water System Impact Fee	\$463.00	\$771.67
c. Water Tap Fee	\$338.00	\$396.00
a. Assessment for main	Assessed costs to be paid over a number of years based on lot frontage	

Notes:

1. Water impact fees will be charged at time of permit requesting connection to the water system.
2. If a household fronts a new water main, but chooses to not connect to the water system, then no impact fee will be charged. However, the assessment for the 6 inch water main construction is still required to be paid.

COSTS FOR SEWER SERVICE

If the household is not already connected to the wastewater system, then a wastewater impact fee of \$375.00 based on a 3/4 inch water meter size would be charged at the time of permit for connection. For a 1 inch meter, the wastewater fee is \$625.00. The existing sanitary sewer lines are 8 inches in size, which is not the size being funded by impact fees.

CHANGE IN PROPERTY TAX RATE (according to the Lancaster County Assessor 8/21/03)

Current Tax Rate - .01882693

After Annexation Tax Rate - .0202742

Example of a \$100,000 home in the Yankee Hill Neighborhood:

Currently - $100,000 \times .01882693 = \$1,883$ per year.

After - $100,000 \times .0202742 = \$2,027$ per year.



Lincoln

Nebraska's Capital City

Mayor Coleen J. Seng

August 13, 2003

Dear Property Owner:

RE: Notice of Informational Meeting for the Proposed Annexation

The City of Lincoln is initiating the process for annexation of the Lincoln Regional Center and several surrounding properties in the Yankee Hill neighborhood area, generally located along South Folsom Street between South Street and West Pioneers Boulevard. Please see the attached map for the boundary of the proposed annexation.

On Wednesday, August 27, 2003 at 7:00 p.m. there will be an informational meeting at the Southwest Rural Fire Department station located at 705 West Burnham to explain the annexation proposal and to answer questions. The meeting will start with a brief presentation by city and county staff, with the remainder of the time for questions.

Staff from the County Assessor's Office, the Lincoln-Lancaster County Health Department, the City of Lincoln Law Department, the City of Lincoln Public Works and Utilities Department, and the Lincoln/Lancaster County Planning Department are scheduled to attend and be available for questions.

Included is a list of questions and answers to some of the common questions typically asked about annexation. Hopefully this will answer questions that you may have about the potential annexation. However, if you would like to speak to someone for clarification or more information, there is a list of staff contacts with phone numbers at the end of this letter.

What is the review process for annexations?

The proposed annexation is tentatively scheduled for Planning Commission public hearing on Wednesday, September 17, 2003 at 1:00 p.m. The hearing will be in the City Council-County Board Chamber on the first floor of the City-County Building at 555 South 10th Street. The meeting is open to the public and anyone may testify before the Planning Commission or send a letter to the Commission in advance. You are also welcome to submit written comments either by fax at 441-6377, or by email to: plan@ci.lincoln.ne.us. The meeting is also broadcast live on public access cable channel 5.

The Planning Commission is a nine-member body that will make a recommendation to the City Council on the conformance of the proposed annexation with the Comprehensive Plan. Once an annexation is proposed and the property owners are notified, the Planning Department prepares a staff report on behalf of city staff with a recommendation on the proposed annexation to the Planning Commission for their review and consideration. The report is available to the public the



week before the hearing. In this case, the report tentatively would be available on September 11, 2003 after 3:00 p.m. Once the Planning Commission makes its recommendation, an additional public hearing will be held by the City Council approximately 19 days after the Planning Commission takes action.

What is the City's Annexation Policy?

The Comprehensive Plan provides guidance on the issue of annexation. The City's annexation policy is found on pages F154 and F155 of the 2025 Comprehensive Plan. The annexation policy of the City of Lincoln includes, but is not limited to the following:

- The provision of municipal services shall coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary water services) beyond the corporate limits of the City.
- The extension of water and sanitary sewer services shall be predicated upon annexation of the area by the City. City annexation shall occur before any property is provided with water, sanitary sewer, or other potential City services.
- Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed; land which is contiguous to the City and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
- Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.
- The character of existing residential areas should be respected as much as possible during the annexation process. However, any annexation of existing residential areas will include some costs which must be the responsibility of property owners.
- Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

What is the legal basis for the City to annex property?

The City of Lincoln's ability to annex property comes from authorization provided for in Nebraska State Statutes. The following is a general summary of annexation law in regards to the City of Lincoln:

- the City may at any time annex "contiguous or adjacent" lands,

- according to State statutes "land shall be deemed contiguous although a stream, embankment, strip or parcel of land, not more than 500 feet wide, lies between such land and the corporate limits,
- the Nebraska Supreme Court has voided "strip, corridor or flag" annexations in which the land is adjacent by only a narrow strip or neck of land,
- the City automatically annexes adjacent property upon subdivision if it is in the future urban area and must annex adjacent county roads during an annexation.

How would this affect property taxes?

Typically the property tax levy is greater after annexation due to the addition of the City of Lincoln levy. The levy for schools will not change however, as all the property proposed for annexation is already within the boundary of Lincoln Public Schools. Additionally, after annexation the property would not have to pay the property tax of a rural fire district. You may contact the County Assessor's Office at 441-7463 and they can determine how the levy rate will change for your specific circumstance.

Will homeowners be able to keep their septic systems or sewage lagoons?

According to City Ordinance "Sewage from any building or premises shall be discharged directly into the community sewerage system when the system is available and within 300 feet from the building or premises measured along a street, alley, or easement to the encasement of the sewer system." (Section 24.38.080 (a)) The system must be properly abandoned within six months per Section 24.38.080 (c). If the city sewer system is more than 300 feet away or is not available, the homeowner may retain the septic system.

Any property owner within an area could request the City create a sanitary sewer assessment district for the purpose of having a sanitary sewer line constructed. However, this assessment district would have to first be approved by the City Council after a public hearing. The City Council could then approve or deny the assessment district. If a district is approved, the city constructs the sewer line and abutting property owners pay the assessment over a twenty-year period.

Will homeowners be able to keep their wells?

Yes. Wells are allowed inside the city limits as long as the owner obtains an annual permit from the Lincoln/Lancaster County Health Department and the well meets city standards. Even if a city water main is available and adjacent to the property, the homeowner is not required to connect to the city water service. If a property owner chooses to hook up to city water, they could maintain their well for purposes of watering their lawn, etc.

Any property owner within the area could request the City create a water line assessment district for the purpose of having a water line constructed within the area. However, this assessment district would have to be first approved by the City Council after a public hearing. If a district is approved, the city constructs the water line and abutting property owners pay the assessment over a twenty-year period.

How would fire service be handled?

Currently, the properties in this area outside of the city limits are served by the Southwest Rural Fire District. After annexation, the Lincoln Fire Department is responsible to handle all emergency and fire calls to the area.

How could this affect streets in an area?

Once public streets are annexed, the City is responsible for minimum maintenance of the streets. Current City policy is that the City will not pay for graveling unpaved streets. For roads that are already graded and graveled, the City will spread the gravel and level the street if the homeowners pay for the gravel. The City is responsible for snow removal.

Annexation does not require that the streets be brought up to city standard paving with curb and gutter. The city has numerous miles of streets that have been inside the city limits for decades and remain unpaved. For streets that end in cul-de-sacs or are dead-end streets that receive little traffic, the city has not pursued requiring these streets to be paved.

What about sidewalks, street trees and street lights?

Areas that do not have street lights are not required to install them upon annexation. Ornamental street lights can be done by an assessment district process that requires a majority of the affected owners to sign the requesting petition. The City Council then holds a public hearing on the proposed assessment district and would have to approve it before the ornamental lights could be constructed.

Annexation does not require the installation of sidewalks or street trees either. The City Council has the authority to order sidewalks constructed on any street. Current City policy is to focus sidewalk assessment districts in areas along school routes, arterial streets and areas of significant pedestrian traffic. Again, for streets that end in cul-de-sacs or dead ends, that receive little pedestrian traffic, the city has not pursued requiring sidewalk construction.

How would homeowners with pets and livestock be affected?

All cats and dogs over 6 months of age must be licensed and must have current rabies vaccinations. Certain restrictions may apply for all other animals, including the number of dogs and cats allowed. Please contact the City/County Health Department at 441-8000 for further information.

For further information on these specific topics please call:

General Information on Annexation and Process

Brian Will, Planning, at 441-6362

Septic Systems and Wells

John Chess, Health Department, at 441-8024

Streets, Sidewalks, City Sewer

Dennis Bartels, Public Works, at 441-7595

Water

Nick McElvain, Public Works, at 441-5931

Horses, Dogs, Cats and Other Animals

Jim Weverka, Health Department, at 441-7900

December 3, 2002

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

As you may be aware, Lincoln Regional Center is facing several conditions associated with maintenance, repair, and operation of its Public Water Supply System that would require very large expenditures in the near future in order to comply with current and imminent State and Federal regulations for operation of that system. Due to the high cost of those requirements, which involve every major component of the water supply system, it is not cost effective for Lincoln Regional Center to continue to operate a Public water Supply System. This letter is to notify you of Lincoln Regional Center's plans to discontinue operation of a Public Water Supply system including water service to your property at 4000 Folsom. It is also to serve as written Notice of the intention of Lincoln Regional Center to terminate the currently effective Agreement For Purchase Of Water Service between State Of Nebraska, Health And Human Services System (formerly Department of Public Institutions), Lincoln Regional Center, and the Owner of the property, in accordance with the TERMINATION paragraph in the Agreement. The date of termination shall be December 15, 2003.

It is intended that the Lincoln Regional Center campus, after annexation by the City of Lincoln, will connect its water distribution system to the new water main to be constructed by the Lincoln Water System adjacent to the campus and thereafter purchase domestic water service from the Lincoln Water System. Currently it is estimated that Lincoln Regional Center will be able to connect to the new water main by mid-2004. Details of the water main project schedule will be provided by the City as they are further developed.

As provided by the Agreement, the Landowner has agreed, upon termination of the Agreement, to supply the property described in the Agreement with water from connection to the City water system or, in the alternative, to supply the premises with water from a source which is entirely separate from the City system and that complies with the Lincoln Municipal Code. The Landowner will be notified by the Lincoln Water System as to the date when City water service will be available to their property and the procedure for connection to their system. Notice that it shall be a choice of the Landowner to connect to City Water, if it is available, or to supply water from another source such as an approved well.

December 3, 2002

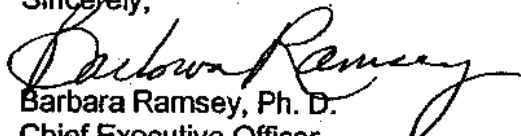
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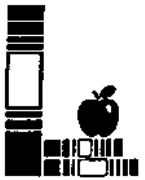
If you are interested in connection to the Lincoln Water System, please notice that City policy requires that service from the Lincoln Water System will be available to the Landowner's property only if the premises lies within boundaries of the City of Lincoln. Hearings regarding City annexation of areas around Lincoln Regional Center will be held by the Lincoln City Council on several publicly announced occasions during the next several months. It is recommended that you watch closely for the public announcements, attend the hearings, and offer your comments to the Council. It is also anticipated that announcement of the decision of the City Council regarding annexation of area(s) that include properties that are currently Parties to an Agreement For Purchase Of Water Service with Lincoln Regional Center will be made in a timely manner to allow the Landowner sufficient time to make plans for an alternative water supply and have it installed before Lincoln Regional Center discontinues operation of the Public water Supply.

It is a provision of the Agreement For Purchase Of Water Service with Lincoln Regional Center that all costs related to the property owner providing an alternate source of water is at the expense of the Landowner. Information about the estimated costs to be paid to the City for an abutting water main can be provided by Mr. Elmer Cole at the City of Lincoln Public Works and Utilities Department, Engineering Services Division, at Phone # (402) 441-7711. Since installation of equipment and piping required to tap on the City main and provide a service line and meter for connecting the premises to the Lincoln Water System must be provided by a Plumber licensed by the City of Lincoln, information about those costs would be best requested from such a Plumbing Contractor. It is anticipated that the City of Lincoln will attempt to make water service available to all properties that are annexed into the City at about the same time as it is available to Lincoln Regional Center.

If it is the decision of the Landowner to supply water from an approved well, it is recommended that plans for installing and starting up that well be initiated soon after receiving this letter. It is our understanding that some licensed well drilling and service Contractors for this area have been very busy resulting in backlogs of work that could cause a delay of up to a year for new well drilling and start up. The best source of information about the required process, completion time, and estimated cost for installation of a new well would be a licensed Contractor.

Sincerely,

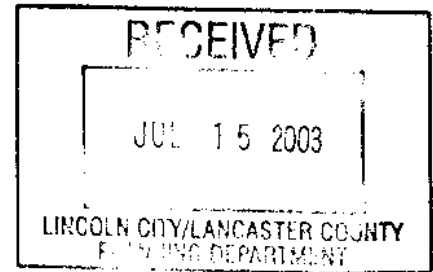

Barbara Ramsey, Ph. D.
Chief Executive Officer
Lincoln Regional Center



Lincoln Public Schools

Custodial, Maintenance & Facilities Building • 800 South 24th • Lincoln, Nebraska 68510 • (402) 436-1072 • (Fax) 436-1557

July 11, 2003



Steve Henrichsen
Planning Department
555 S. 10th Street
Lincoln, NE 68508

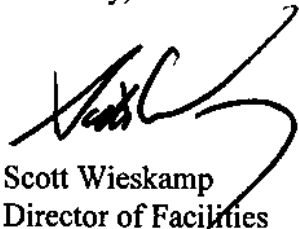
SUBJECT: YANKEE HILL SCHOOL FACILITY

Dear Steve;

Per our earlier discussions regarding the Yankee Hill School facility and the City of Lincoln's intent to annex the general area that encompasses the school site. It is Lincoln Public Schools position that this annexation is a positive move on our behalf, and we fully support the direction the City is moving in this area. Not only does the subsequent utility development support the Yankee Hill School facility, it also has a positive impact on the Roper School site.

Please let me know if there is anything that Lincoln Public Schools can do to expedite this process.

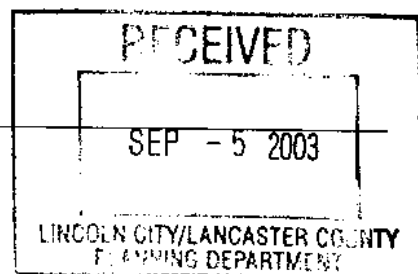
Sincerely,



Scott Wieskamp
Director of Facilities

c: Dennis Van Horn
Steve DeGarmo
Linda Douglas/Barb Fitzgerald
Jim Gessford
Alan Abbott

M e m o r a n d u m



To: Brian Will, Planning Department
From: *Dennis Bartels*, Engineering Services
Subject: Yankee Hill Annexation

Date: September 3, 2003

cc: Randy Hoskins
Roger Figard
Nicole Fleck-Tooze
Gary Brandt

Engineering Services has reviewed the proposed annexation of the Yankee Hill neighborhood which includes property east and west of South Folsom from approximately west Pioneers Boulevard to West South Street and has the following comment:

- The area between West Van Dorn and West South Street is largely flood plain and floodway. Serving some of this area with sanitary sewer may be difficult because of ground surface elevations.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Brian Will
DEPARTMENT: Planning
ATTENTION:
CARBONS TO: EH File
EH Administration

DATE: September 3, 2003
FROM: Chris Schroeder
DEPARTMENT: Health
SUBJECT: Yankee Hill Annexation

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed annexation with the following items noted:

- Water wells existing when annexation occurs may continue to exist and be used for domestic (household) or non-domestic (irrigation) use if the use is consistent with the use prior to annexation. A biennial well permit is required for all wells within the city limits.
- If the city sewer system is more than 300 feet away from the building or premise, the building or premise may maintain its current on-site wastewater system provided the system is not failing. When the city sewer is within 300 feet and available the building or premise must connect to the city sewer. The existing system must then be properly abandoned.